



SAINT  
**LOUIS**  
COUNTY  
MINNESOTA

## Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center  
320 West Second Street, Duluth, MN 55802  
218-726-2606  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[Disclaimer](#)

**Contract #:** C22140197

**Tract #:** 14

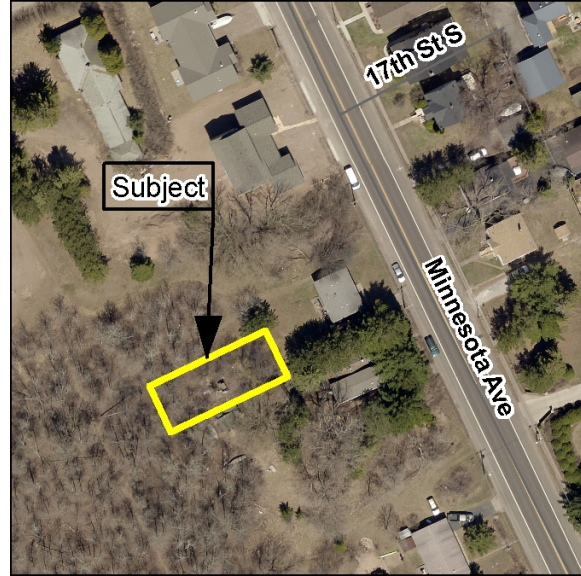
**Parcel Code(s):** 010-4400-00240

**Physical Address or Location:**

west of Minnesota Avenue, south of 16th Street South

**Legal Description (s):**

LOT 45, UPPER DULUTH ST LOUIS AVENUE



**Approximate Acres:** 0.09000  
000

**Zoning:** Residential

**Comments:**

Vacant parcel on Park Point, near Minnesota Ave. between 17th and 18th St. S. Level ground with mix of tree cover. This +/- 4,000 sq. ft. parcel is parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#326632

**Driving Directions:**

From Aerial Lift Bridge, south on Lake Ave. S., to Minnesota Ave. Continue on Minnesota Ave. to sign for 17th St. Property is north of undeveloped 17th St. S., off of the undeveloped St. Louis Ave. right of way.

Land	\$6,000.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$0.00
Grand Total	\$6,000.00

Future Assessments	\$0.00
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**Recorded Documents: (NOTE: This is not a complete list of recorded documents)**